



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, March 11, 2020 – 7:30 pm
Second Floor Hearing Room, Town Hall

Committee Attendees

Matthew Perkins, Chairman
David Connolly
Frederick Adami
Brian Callow

Absent

Glen Openshaw
Christopher Bernard

Other Attendees

Joseph Stack, Building Inspector
Walter Sullivan, Sullivan & Comerford, PC
Brian Taylor, Stenbeck & Taylor, Inc.
Stephen Hamilton, Hanover resident
Robert Crowell, Crowell Engineering

Opening

Chairman Matthew Perkins opened the meeting at 7:32 pm. The rules of the hearing were read into the record.

Public Hearing for 528 Washington Street – Case 20-4

The Board opened a public hearing for 528 Washington Street, Map 48, Lot 8 Business Zone. The applicant, UBI Realty Trust, CC Walter Sullivan, is requesting a variance under Section 7.540 and 4.220 (A) (3) from the front setback requirement to construct a deck on a non-conforming lot. Chairman Matthew Perkins read the hearing notice into the record. The Board voted to waive the reading of the abutters list. Chairman Perkins read a letter from the Hanover Fire Department into the record. Attorney Walter Sullivan and Engineer Brian Taylor appeared before the Board on behalf of the applicant. A door will be added to exit out onto the proposed deck. The Board reviewed the plans thoroughly. The Board received a copy of a previous special permit allowing outdoor displays of goods. If a variance is approved by the Board, the applicant will file for review with the Hanover Planning Board. Attorney Walter Sullivan reviewed his findings in support of the variance with the Board.(see attached) The hearing was opened to comments from the audience, and none

were made. The Board voted to conduct a site visit of the property and to continue the hearing to their next meeting on March 25, 2020.

Public Hearing for 168 Myrtle Street – Case 20-1

The Board opened a public hearing for 168 Myrtle Street, Map 61, Lot 22 Residential Zone. The applicant, Stephen Hamilton, is requesting a variance under Section 7.410 from the front setback and side setback for construction of additions to the home. Chairman Matthew Perkins read the hearing notice into the record. The Board voted to waive the reading of the abutters list. Mr. Hamilton explained the variance is requested for the addition of a garage with two bedrooms and a full bath above. The Board reviewed the plans in detail with Mr. Hamilton. The Board confirmed the current septic capacity of 5 bedrooms. The hearing was opened to comments from the audience, and none were made. The Board requested that previous variances and special permits for the property be retrieved from the files for the next meeting. The Board voted to conduct a site visit of the property and to continue the hearing to their next meeting on March 25, 2020.

Informal Discussion – 45 Broadway

The Board had an informal discussion with Robert Crowell of Crowell Engineering regarding proposed development of property at 45 Broadway. The applicant is proposing construction of four house lots on the property. Mr. Crowell believes he may need a variance for turning radius at the entrance of the property. The Board informed him that they do not have authority under the bylaw for a variance for turning radius and directed Mr. Crowell to the Hanover Planning Board for discussion and review.

Review of Minutes

The Board voted to approve the minutes for January 15, 2020 and February 19, 2020 as written.

Other Business

The Board confirmed with Hanover Building Inspector Joseph Stack that the shed at 47 Fair Acres Drive will be moved in accordance with the variance conditions.

Adjournment

The meeting adjourned at 8:24 pm.

Next Meetings

March 25, 2020

April 15, 2020

April 29, 2020